

TEXAS TRANSPORTATION COMMISSION

REEVES County

MINUTE ORDER

Page 1 of 1

ODESSA District

In the Town of Pecos City, Reeves County, on FM 761, the State of Texas acquired certain land for highway purposes.

All of the land comprising the right of way of FM 761 south of the line described in Exhibit A and all of the land comprising the right of way of FM 761 east of the line described in Exhibit B (the tracts) are no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the transfer of highway right of way to a governmental entity that is assuming or has assumed jurisdiction, control, and maintenance of the right of way for public road purposes. If, in the future, the tracts are no longer used for public road purposes, the tracts shall immediately and automatically revert to the State of Texas.

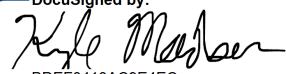
The Town of Pecos City, Texas, is assuming or has assumed jurisdiction, control, and maintenance and has requested that the tracts be transferred to the Town of Pecos City, Texas.

IT IS THEREFORE ORDERED by the commission that the tracts, comprising the right of way of FM 761 south of the line described in Exhibit A and comprising the right of way of FM 761 east of the line described in Exhibit B, are removed from the state highway system.

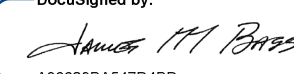
IT IS FURTHER ORDERED by the commission that the tracts are no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tracts to the Town of Pecos City, Texas; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

IT IS FURTHER ORDERED that, if the tracts cease to be used for public road purposes, they shall immediately and automatically revert to the state.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36620BA547D4BD...
Executive Director

115802 July 30, 2020

Minute	Date
Number	Passed

EXHIBIT “ A ”

COUNTY: REEVES
HIGHWAY: FM 761 (S EDDY STREET AND W STAFFORD BOULEVARD)
PROJECT LIMITS: FROM STATE HIGHWAY 17 TO W THIRD STREET
CSJ: N/A

SURPLUS RIGHT-OF-WAY TRACT 1
LINE DESCRIPTION 1

A DESCRIPTION OF A LINE SITUATED IN SECTION 8, BLOCK 5 OF THE H&GN RR CO SURVEY, ABSTRACT 926, IN THE TOWN OF PECOS CITY, REEVES COUNTY, TEXAS, IT BEING THE INTENT OF THIS LINE DESCRIPTION TO CONVEY LAND SOUTH OF THIS LINE TO THE TOWN OF PECOS CITY AND THE LAND NORTH OF THIS LINE TO BE RETAINED BY THE STATE OF TEXAS, SAID LINE BEING DETERMINED FROM THE ORDER OF COMMISSIONERS' COURT OF REEVES COUNTY, TEXAS, DATED MARCH 13, 1948, FOR FM 761, ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a Texas Department of Transportation (TxDOT) Type II monument set (Grid N:10495163.04, E: 1307708.74, U.S. feet) at the intersection of the east right-of-way-line of FM 761, S Eddy Street (80' right-of-way), and the south right-of-way-line of W Third Street, Business Interstate Highway 20 (80' right-of-way), same being the northwest corner of Lot 12, Block 27, Westpark Addition to the Town of Pecos City, a subdivision of record in Volume 3, Page 174 of the Plat Records of Reeves County, Texas (PRRCT), from which a railroad spike found at the intersection of the north right-of-way-line of W Third Street and the east right-of-way-line of S Eddy Street, same being the southwest corner of Lot 7, Block 17 of said Westpark Addition, bears N19°50'17"W, a distance of 80.00 feet, and a 1-inch iron pipe found at the intersection of the east right-of-way-line of S Eddy Street and the south right-of-way-line of Fourth Street (80' right-of-way), same being the northwest corner of Lot 12, Block 38 of said Westpark Addition, bears S20°13'21"E, a distance of 380.21 feet;

THENCE, crossing S Eddy Street with the south right-of-way-line of W Third Street, **S69°46'39"W**, a distance of **80.00** feet to a TxDOT Type II monument set at the intersection of the west right-of-way-line of S Eddy Street and the south right-of-way-line of W Third Street, same being the northeast corner of Lot 1, Block 28 of said Westpark Addition for the **POINT OF TERMINATION** hereof, from which a 3/4-inch iron pipe found at the intersection of the west right-of-way-line of S Eddy Street and the south right-of-way-line of Fourth Street, same being the northeast corner of Lot 1, Block 37 of said Westpark Addition, bears S20°13'21"E, a distance of 380.24 feet.

Surveyed on the ground April 15, 2020. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the Texas Cooperative RTK Network. Attachments: drawing 1690-018-N



4/29/20

Eric J. Dannheim, RPLS
State of Texas #6075



SKETCH TO ACCOMPANY A DESCRIPTION OF A LINE SITUATED IN SECTION 8, BLOCK 5 OF THE H&GN RR CO SURVEY, ABSTRACT 926, IN THE TOWN OF PECOS CITY, REEVES COUNTY, TEXAS, IT BEING THE INTENT OF THIS LINE DESCRIPTION TO CONVEY LAND SOUTH OF THIS LINE TO THE TOWN OF PECOS CITY AND THE LAND NORTH OF THIS LINE TO BE RETAINED BY THE STATE OF TEXAS, SAID LINE BEING DETERMINED FROM THE ORDER OF COMMISSIONERS' COURT OF REEVES COUNTY, TEXAS, DATED MARCH 13, 1948, FOR FM 761 (EDDY STREET), ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

CONTROL/BEARING BASIS INFORMATION

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE TEXAS COOPERATIVE RTK NETWORK FOR PAYNE CONTROL POINT 500 (CP500).

1/2" IRON ROD WITH PLASTIC CAP
STAMPED "PAYNE CONTROL"

TEXAS STATE PLANE COORDINATES:
N 10494798.49
E 1307851.48







COMBINED SCALE FACTOR= 0.999788791
(FOR SURFACE TO GRID CONVERSION)

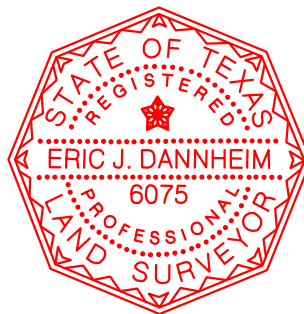
INVERSE SCALE FACTOR= 1.0002112535
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT CP500
THETA ANGLE: $-1^{\circ}37'58''$

DATE OF SURVEY: 4/15/20

LEGEND

OPRRCT	OFFICIAL PUBLIC RECORDS OF REEVES COUNTY, TEXAS
PRRCT	PLAT RECORDS OF REEVES COUNTY, TEXAS
	1/2" IRON PIPE FOUND UNLESS OTHERWISE NOTED
	1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "TRUJILLO" OR OTHERWISE NOTED
	RAILROAD SPIKE FOUND
	CALCULATED POINT
	BENCHMARK/CONTROL POINT
	TxDOT TYPE II MONUMENT SET
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION




4/29/2020

PAGE 1 OF 2

JOB NUMBER: 1690-018

DWG. NO.: 1690-018-N

DATE: 4/29/2020

FIELD CREW: G. THORNLEY

OFFICE: EJD

FB/PG: XX/XX



PAYNE
INDUSTRIES

302 W. Hopkins, Ste. 1A, San Marcos, TX 78666
FIRM NO. 10194453 (979) 567-4500

3/174
PRRCT
BLOCK 16
WESTPARK ADDITION
TO THE TOWN OF
PECOS CITY

794/93 OPRRCT
ML & LL CONSTRUCTION, INC.
ALL OF BLOCK 16

6

**SECTION 8, BLOCK 5
H&GN RR CO SURVEY,
ABSTRACT 926**

589/223
OPRRCT
NANCY LUJAN
THE EAST 50' OF LOT 1
AND THE NORTH 12' OF
THE EAST 50' OF LOT 2,
BLOCK 28

949/377
OPRRCT
NANCY LUJAN
THE EAST 50' OF THE
SOUTH 38' OF LOT 2
AND THE EAST 50' OF
THE NORTH 5' OF LOT 3,
BLOCK 28

887/799
OPRRCT
JACINTO R. CHABARRIA
& ROSEMARY CHABARRIA
THE SOUTH 45' OF LOT
3, BLOCK 28

3/174
PRRCT
BLOCK 28
WESTPARK ADDITION
TO THE TOWN OF
PECOS CITY

827/359
OPRRCT
ARTURO &
YOLANDA
CHAVEZ
LOTS 4, 5,
AND 6,
BLOCK 28



[Signature]
4/29/2020

PAGE 2 OF 2

JOB NUMBER: 1690-018

DWG. NO.: 1690-018-N

DATE: 4/29/2020

FIELD CREW: G. THORNLEY

OFFICE: EJD

FB/PG: XX/XX

728/300
OPRRCT
MANUEL A.
RODRIGUES
LOTS 1 AND
2 BLOCK 37

S EDDY STREET
(80' ROW)
3/174, PRRCT

AREA TO BE
RETAINED BY
THE STATE OF
TEXAS

S69°46'39"W
80.00'

AREA TO BE
CONVEYED TO
THE TOWN OF
PECOS CITY

**FM 761
S EDDY STREET**
(80' ROW)
3/174 PRRCT

S55°18'29"E
13.80'

0 60 120



SCALE: 1" = 60'

649/530 OPRRCT
CLARK'S KWIK STOP, INC.
LOTS 7-8, BLOCK 17

3/174 PRRCT
BLOCK 17
WESTPARK ADDITION
TO THE TOWN OF
PECOS CITY

**BUSINESS INTERSTATE
HIGHWAY 20
W THIRD STREET**
(80' ROW)
3/174 PRRCT

GRID
N: 10495163.04
E: 1307708.74

N19°50'17"W
80.00'

101.61'
(100')

S20°13'21"E 380.21'
S20°13'21"E 301.62'

100.01'
(100')

100.00'
(100')

78.59'

FOURTH STREET
(80' ROW)
3/174 PRRCT

CP500

12

11



302 W. Hopkins, Ste. 1A, San Marcos, TX 78666
FIRM NO. 10194453 (979) 567-4500

EXHIBIT “ B ”

COUNTY: REEVES
HIGHWAY: FM 761 (S EDDY STREET AND W STAFFORD BOULEVARD)
PROJECT LIMITS: FROM STATE HIGHWAY 17 TO W THIRD STREET
CSJ: N/A

SURPLUS RIGHT-OF-WAY TRACT 1
LINE DESCRIPTION 2

A DESCRIPTION OF A LINE SITUATED IN SECTION 9, BLOCK 5 OF THE H&GN RR CO SURVEY, ABSTRACT 522, IN THE TOWN OF PECOS CITY, REEVES COUNTY, TEXAS, IT BEING THE INTENT OF THIS LINE DESCRIPTION TO CONVEY LAND EAST OF THIS LINE TO THE TOWN OF PECOS CITY AND THE LAND WEST OF THIS LINE TO BE RETAINED BY THE STATE OF TEXAS, SAID LINE BEING DETERMINED FROM THE ORDER OF COMMISSIONERS' COURT OF REEVES COUNTY, TEXAS, DATED MARCH 13, 1948, FOR FM 761 (W STAFFORD BOULEVARD), ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a Texas Department of Transportation (TxDOT) Type II monument set (Grid N:10488577.97, E: 1302395.38, U.S. feet) at the intersection of the east right-of-way-line of State Highway 17, CS Bickley Avenue (100' right-of-way) and the north right-of-way-line of FM 761, W Stafford Boulevard (100' right-of-way), same being the southwest corner of a tract of land conveyed to Randy L. Baeza and Aida J. Baeza in Volume 667, Page 355 of the Deed Records of Reeves County, Texas (DRRCT), from which a 1/2-inch iron rod with illegible cap found in the east right-of-way line of State Highway 17, at the northwest corner of a called 2.19 acre tract of land conveyed to 2T Partnership, Ltd and Claran, LLC in Volume 1708, Page 729 of the Official Public Records of Reeves County, Texas (OPRRCT), being a portion of Lot 17, Veteran's Subdivision, recorded in Volume 3, Page 40 of the Plat Records of Reeves County, Texas (PRRCT), bears N12°46'33"E, a distance of 446.87 feet, and a 1/2-inch iron rod found in the north right-of-way-line of FM 761, at the southeast corner of called 2.02 acre tract of land conveyed to S&W Steel and Supply, LLC in Volume 841, Page 84 (OPRRCT), called the west half of the south 561.75 feet of Lot 18, Veteran's Addition, bears S77°05'45"E, a distance of 476.70 feet;

THENCE, crossing FM 761 with the east right-of-way-line of State Highway 17, **S12°46'33"W**, a distance of **100.00** feet to a TxDOT Type II monument set at the intersection of the east right-of-way-line of State Highway 17 and the south right-of-way-line of FM 761, same being the northwest corner of Lot 1, Block 1, Revised West Airport Addition, a subdivision of record in Volume 4, Page 50 (PRRCT) for the **POINT OF TERMINATION** hereof, from which a 1/4-inch iron pipe found in the west right-of-way-line the Pecos Valley Southern Railway Company railroad (100' right-of-way), at the southeast corner of a called 25.12 acre tract of land conveyed to 5 Berg Holdings, LLC in Volume 1121, Page 16 (OPRRCT), same being the northeast corner of a called 8 acre tract of land conveyed to Mandujano Brothers in Volume 1001, Page 238 (OPRRCT), bears S12°46'33"W, a distance of 162.33 feet and N77°13'27"W, a distance of 200.00 feet.

Surveyed on the ground April 14, 2020. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the Texas Cooperative RTK Network. Attachments: drawing 1690-018-S



4/29/20

Eric J. Dannheim, RPLS
State of Texas #6075



SKETCH TO ACCOMPANY A DESCRIPTION OF A LINE SITUATED IN SECTION 9, BLOCK 5 OF THE H&GN RR CO SURVEY, ABSTRACT 522, IN THE TOWN OF PECOS CITY, REEVES COUNTY, TEXAS, IT BEING THE INTENT OF THIS LINE DESCRIPTION TO CONVEY LAND EAST OF THIS LINE TO THE TOWN OF PECOS CITY AND THE LAND WEST OF THIS LINE TO BE RETAINED BY THE STATE OF TEXAS, SAID LINE BEING DETERMINED FROM THE ORDER OF COMMISSIONERS' COURT OF REEVES COUNTY, TEXAS, DATED MARCH 13, 1948, FOR FM 761 (W STAFFORD BOULEVARD), ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

CONTROL/BEARING BASIS INFORMATION

THIS IS A GRID DRAWING; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON A SURFACE ADJUSTMENT FACTOR OF 1.000253000

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM SMARTNET FOR PAYNE CONTROL POINT 14 (CP14).

1/2" IRON ROD WITH "PAYNE CONTROL" CAP SET

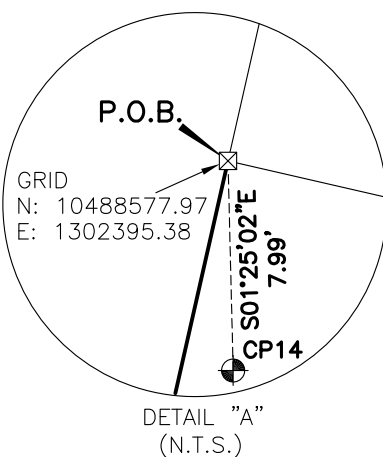
TEXAS STATE PLANE COORDINATES:
N 10488569.98
E 1302395.58

THETA ANGLE: $-1^{\circ}38'22''$

DATE OF SURVEY: 4/14/20

LEGEND

DRRCT	DEED RECORDS OF REEVES COUNTY, TEXAS
OPRRCT	OFFICIAL PUBLIC RECORDS OF REEVES COUNTY, TEXAS
PRRCT	PLAT RECORDS OF REEVES COUNTY, TEXAS
⊙	1/4" IRON PIPE FOUND
●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
⊗	1/2" IRON ROD WITH ILLEGIBLE CAP FOUND
△	CALCULATED POINT
⊕	BENCHMARK/CONTROL POINT
⊠	TxDOT TYPE II MONUMENT SET
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION



Eric J. Dannheim
4/29/2020

PAGE 1 OF 2

JOB NUMBER: 1690-018

DWG. NO.: 1690-018-S

DATE: 4/29/2020

FIELD CREW: G. THORNLEY

OFFICE: EJD

FB/PG: XX/XX



302 W. Hopkins, Ste. 1A, San Marcos, TX 78666
FIRM NO. 10194453 (979) 567-4500



[Signature]
4/29/2020

H&GN RR CO. SURVEY,
BLOCK 5, SECTION 7
ABS. 425

1121/16
OPRRCT
5 BERG
HOLDINGS, LLC
(25.12 ACRES)

PECOS VALLEY SOUTHERN RAILWAY COMPANY
(100' ROW)
37/76, 32/291, 37/79 DRRCT

STATE HIGHWAY 17
(CS BICKLEY AVE)
(100' ROW)
70/463, 78/221 DRRCT

P.O.B.

S12°46'33"W
100.00'

P.O.T.

S12°46'33"W
162.33'

N77°13'27"W 200.00'

H&GN RR CO. SURVEY,
BLOCK 5, SECTION 17
ABS. 429

1001/238
OPRRCT
MANDUJANO
BROTHERS
(8 ACRES)

TX HIGHWAY 17
(CALIFORNIA AVE)
(100' ROW)
70/463, 78/221 DRRCT

H&GN RR CO.
SURVEY, BLOCK
5, SECTION 16
ABS. 2557

LOT 4

H&GN RR CO. SURVEY,
BLOCK 5, SECTION 9
ABS. 522

1708/729
OPRRCT
2T PARTNERSHIP,
LTD & CLARAN, LLC
(2.19 ACRES)

PORTION OF LOT 17
VETERAN'S
SUBDIVISION
3/40 PRRCT

REMNANT
OF 94/578
DRRCT
TOWN OF
PECOS
CITY

667/355
DRRCT
RANDY L.
BAEZA
AIDA J. BAEZA

SEE DETAIL "A"

S77°05'45"E 476.70'
W STAFFORD BOULEVARD
FM 761
(100' ROW)
(375.0') 4/26 PRRCT

841/84
OPRRCT
S&W STEEL AND
SUPPLY, LLC
(2.02 ACRES)
CALLED WEST
HALF OF THE
SOUTH 561.75
FEET OUT OF
TRACT 18, OF
THE VETERANS
SUBDIVISION
3/40 PRRCT

1527/710
OPRRCT
IVY BRANCH, LLC
CALLED EAST HALF OF
THE SOUTH HALF OF
TRACT 18 VETERANS
SUBDIVISION
3/40 PRRCT

LOT 1
4/50
PRRCT
BLOCK 1
REVISED WEST
AIRPORT
ADDITION

LOT 2

LOT 3



PAYNE
INDUSTRIES

302 W. Hopkins, Ste. 1A, San Marcos, TX 78666
FIRM NO. 10194453 (979) 567-4500